



PARK ROAD

St John's Wood NW8



# A TWO BEDROOM SEVENTH-FLOOR FLAT IN PARK ROAD NW8

Offering stunning views, 125 Park Road is a well-maintained, iconic Grade II listed building located just opposite the Hanover Gate entrance to Regent's Park. Further benefits include a lift, a porter, and allocated parking.

|                                                                                      |                                                                                       |                                                                                       |                 |
|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-----------------|
|   |   |   | EPC             |
| 2                                                                                    | 1                                                                                     | 1                                                                                     | D               |
|  |  |  | Grade II listed |

Local Authority: City of Westminster

Council Tax band: F

Tenure: Leasehold with approximately 956 years remaining

Ground rent: A peppercorn

Service charge: Approximately £7,212 per annum (includes heating and hot water) + Sinking Fund contribution £5,358, reviewed annually. The next review is in April 2027.

Asking Price: £750,000



## PARK ROAD, ST JOHN'S WOOD NW8

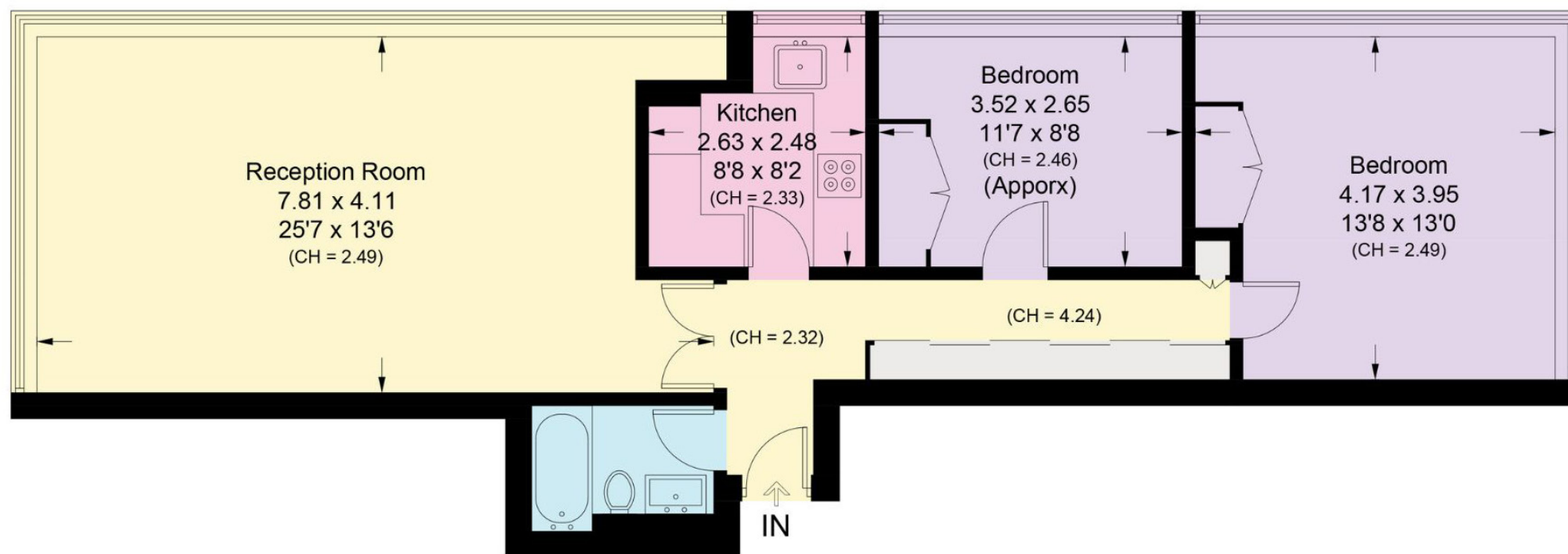
Ideally located for the green spaces of Regent's Park, Primrose Hill, and London Zoo. Local attractions include the Abbey Road studios, made famous by the Beatles and Lord's Cricket Ground. The American School in Loudoun Road is very popular, with many executives relocating to London with their families.

St John's Wood offers a plethora of shops, restaurants and boutiques on St John's Wood High Street (0.5 miles). It also has excellent transport links to the West End and City, with St John's Wood Underground Station (Jubilee Line) within 0.6 miles and Baker Street Underground Station (Jubilee, Metropolitan, Bakerloo, Circle, Hammersmith and City Lines) within 0.5 miles.









## Seventh Floor

Approximate Gross Internal Area = 74.8 sq m / 805 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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